

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of Property**

historic name Boxley-Sprinkle House

other names/site number VDHR #128-5978

**2. Location**

street & number 2611 Crystal Spring Avenue not for publication  
city or town Roanoke vicinity  
state Virginia code VA county \_\_\_\_\_ code \_\_\_\_\_ Zip 24014

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets \_\_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant \_\_\_\_\_ nationally \_\_\_\_\_ statewide X locally. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official \_\_\_\_\_ Date

**Virginia Department of Historic Resources**

State or Federal agency and bureau

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_\_ does not meet the National Register criteria. ( \_\_\_\_\_ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official \_\_\_\_\_ Date

\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

\_\_\_\_\_ entered in the National Register

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined eligible for the

National Register

Signature of Keeper

\_\_\_\_\_ See continuation sheet.

\_\_\_\_\_ determined not eligible for the National Register

Date of Action

\_\_\_\_\_ removed from the National Register

\_\_\_\_\_ other (explain): \_\_\_\_\_

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**5. Classification**

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**Ownership of Property** (Check as many boxes as apply)

- ☒ private  
☐ public-local  
☐ public-State  
☐ public-Federal

**Category of Property** (Check only one box)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

Contributing	Noncontributing
<u>  1  </u>	<u>  1  </u> buildings
<u>     </u>	<u>  1  </u> sites
<u>     </u>	<u>     </u> structures
<u>     </u>	<u>     </u> objects
<u>  1  </u>	<u>  2  </u> Total

Number of contributing resources previously listed in the National Register   0  

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

N/A

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**6. Function or Use**

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**Historic Functions** (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Recreation</u>	<u>Garage</u>
<u>     </u>	<u>Tennis Court</u>
<u>     </u>	<u>     </u>
<u>     </u>	<u>     </u>
<u>     </u>	<u>     </u>
<u>     </u>	<u>     </u>

**Current Functions** (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
<u>Recreation</u>	<u>Garaage</u>
<u>     </u>	<u>Tennis Court</u>
<u>     </u>	<u>     </u>
<u>     </u>	<u>     </u>
<u>     </u>	<u>     </u>
<u>     </u>	<u>     </u>

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**7. Description****Architectural Classification** (Enter categories from instructions)Late 19<sup>th</sup> and Early 20<sup>th</sup> Century Revival  
\_\_\_\_\_  
\_\_\_\_\_**Materials** (Enter categories from instructions)foundation brick  
roof synthetic (rubber)  
walls brick  
\_\_\_\_\_  
other \_\_\_\_\_  
\_\_\_\_\_**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)**8. Statement of Significance****Applicable National Register Criteria** (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations** (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)Architecture  
\_\_\_\_\_

**Period of Significance** 1907-1954

**Significant Dates** 1907

1939

1948

**Significant Person** (Complete if Criterion B is marked above)

**Cultural Affiliation** \_\_\_\_\_

**Architect/Builder** Robert F. Boxley

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

## Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

\_\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested.

\_\_\_\_ previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey #

recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary Location of Additional Data

X State Historic Preservation Office

\_\_\_\_ Other State agency

Federal agency

Local government

University

Other

Name of repository: \_\_\_\_\_

## 10. Geographical Data

**Acreage of Property** 1.15 acres

**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting Northing Zone Easting Northing

1 17 593080 4122325 - 2 \_\_\_\_\_

3 4

See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

U. S. Department of the Interior  
National Park Service

Boxley\_Sprinkle House  
Roanoke, VA

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**11. Form Prepared By**

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name/title: Alison S. Blanton

Organization: Hill Studio, PC date May 2004

street & number: 120 West Campbell Avenue telephone 540-342-5263

city or town Roanoke state VA zip code 24011

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**Additional Documentation**

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Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

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**Property Owner**

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(Complete this item at the request of the SHPO or FPO.)

name J. Fletcher and Linda Smoak

street & number 2611 Crystal Spring Avenue telephone 540-982-6600

city or town Roanoke state VA zip code 24014

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Boxley-Sprinkle House  
Roanoke, VA

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**7. Description:**

***Summary:***

The Boxley-Sprinkle House stands on a prominent corner in South Roanoke as an unusual example of an early 20<sup>th</sup> century Victorian house redesigned in the 1940s in the Colonial Revival style with a classical portico. The house, built ca. 1907, was originally constructed in the Victorian style that was typical of the period in Roanoke. The house originally faced 26<sup>th</sup> Street (then 5<sup>th</sup> Avenue) with a corner turret, projecting polygonal bays and a wraparound porch. In the 1940s, under new ownership and in response to the changing tastes of the time and a building boom in South Roanoke, the house was redesigned in the Colonial Revival style and the entrance was changed to face Crystal Spring Avenue (then Virginia Avenue) with a full-height classical portico. The house sits on a 1.15 acre corner lot, which is much larger than the average lot size in South Roanoke, with a garage and a tennis court.

***Inventory:***

- |    |                       |        |                           |
|----|-----------------------|--------|---------------------------|
| 1. | Boxley-Sprinkle House | 1907   | Contributing building     |
| 2. | Garage                | 1988   | Non-contributing building |
| 3. | Tennis Court          | 1960ca | Non-contributing site     |

***Detailed Description:***

The house today stands as a two-story, five-bay brick dwelling with a central projecting bay, full-height entrance portico and hip roof of synthetic slate shingles. The front portico consists of 24' paired Tuscan columns supporting a simple entablature and pedimented gable with dentils. The projecting entrance bay features open basketweave at the corners and a single-leaf entrance with a six-panel wood door topped by a single-light transom and surrounded by fluted pilasters supporting a simple entablature and molded cornice. The wood windows are double-hung sash with one-over-one lights of float glass with concrete lintels and sills and louvered shutters. Stone quoins at the corners further accent the Colonial-Revival style of the house.

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**7. Description (continued):**

The 26<sup>th</sup> Street side and rear elevations reveal some of the design elements of the original Victorian-style house with the intersecting gables, projecting bays, diamond-patterned transom and side lights, and the wraparound porch. The 26<sup>th</sup> Street entrance consists of a single-leaf entrance with half-light wood paneled door surrounded by diamond-patterned transom and sidelights. The one-story, seven-bay wararound porch features a projecting entrance bay with pedimented gable, fluted Ionic columns and a turned balustrade. The southwest side of the house features a two-story porch with fluted Ionic columns and a turned balustrade to match the original side porch. This porch was recently renovated to remove an enclosed sleeping porch.

The interior of the house was also partially remodeled in response to the change in ownership as well as tastes of the time. The plan appears somewhat irregular with the change in orientation as well as a conversion at some point to separate upstairs and downstairs quarters. The entrance hall is octagonal in shape with a corner fireplace. The mantle is wood with tripartite entablature flanked by fluted pilasters and topped by a molded cornice shelf with dentils. The walls are covered in an antique, hand-painted Zuber wallpaper (restored) and feature a heavy crown molding and raised-panel wainscoting. A plaster medallion with silver-plate chandelier adorns the ceiling. A wide opening leads from the hall to the living room with its painted cypress paneling, chair rail and raised-panel wainscoting. The library, located on the other side of the entrance hall, features built-in bookcases with glass tracery doors that replicate the bookcases found in George Washington's library and office at Mt. Vernon. A simple mantle with plain entablature and end pilasters, wainscoting, and six-panel doors further embellish this room. A hallway transverses the house behind these three rooms. The dining room is located across the hallway from the entrance foyer. This room features a projecting bay with single-leaf, single-light door to the wraparound porch, a high wainscoting with raised panels, and a plaster ceiling medallion. A sitting room and the kitchen are located to either side of the dining room. Interior doors in this section of the house and the upper level have five horizontal panels and an architrave surround with simple molded cornice. The flooring is oak on this level and the ceilings are 10' high. The kitchen and breakfast area have recently been remodeled and an oak spiral staircase added to connect the upper floor. A simple, enclosed staircase leads from the small side entrance hall to the second floor. This level contains four bedrooms and two baths. The flooring is heart pine and the ceilings are 9-1/2' in height.

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**7. Description (continued):**

***Secondary Resources and Landscape Features:***

In addition to the main house, the 1.15 acre corner lot contains a garage (1988) and a tennis court (1960ca). The one-story, two-bay brick garage with hip roof, located in the southwest (rear) corner of the lot, replaces a frame carriage house that deteriorated to the point of collapse in the late 1980s. The ca. 1960 tennis court is located directly behind the house. The lot features original landscaping, including a number of large magnolia and other mature deciduous trees, boxwoods, flowering shrubs and flower beds. Brick walkways on the south side have been added.

***Integrity Statement:***

The house and its grounds retain their integrity dating to the 1940s when the house was reoriented and remodeled in the Colonial Revival style. The two-story porch on the southwest side was partially enclosed as a sleeping porch at one point and was been restored as a two-story open porch. The interior remains intact to this period, with some features dating to the earlier design and recent upgrades in the kitchen and baths.



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## 8. Statement of Significance

### *Summary Statement of Significance:*

The ca. 1907 Boxley-Sprinkle House is an unusual example of one of the earliest houses in South Roanoke that was later redesigned in the Colonial-Revival style as the neighborhood developed and tastes and ownership changed. It stands today as one of the earliest surviving houses in South Roanoke and reflects the development of the neighborhood during the second half of the 20<sup>th</sup> century. Located on a large and prominent corner lot in the South Roanoke section of Roanoke, Virginia, the house is a good example of a Colonial Revival style house with classical portico and remnants of its earlier Victorian design. The Boxley-Sprinkle House is eligible for National Register listing at the local level of significance under Criterion C in the area of architecture for the period 1907 to 1954 as it reflects the development of the South Roanoke neighborhood and the architectural tastes of the period.

### *Historical Background:*

Robert F. Boxley came to Roanoke in the early 1900s as a railroad contractor with other members of the Boxley family of Louisa County. A cousin, W.W. Boxley, came to Roanoke at approximately the same time and went on to become a prominent citizen of Roanoke, serving as its first mayor and building several landmark buildings in the downtown. Robert F. Boxley formed the railroad and general contracting company Joseph J. Boxley and Son with his father and served as vice president. After purchasing and selling several different tracts of land in Roanoke, Boxley and his wife, Mamie, purchased land in 1906 in the area near Crystal Spring and built a home at the southwest corner of 5<sup>th</sup> Avenue and Virginia Avenue (now 26<sup>th</sup> Street and Crystal Spring Avenue) (Roanoke County Deed Book 45:133). Roanoke City Directories first list Robert F. Boxley in 1907 as a railroad contractor with a residence in Crystal Spring. It is assumed that Robert F. Boxley served as the contractor for the construction of his own residence as exhaustive searches of building records and other sources of information on architects' work during this period have not indicated an architect for the house.

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The area that would become South Roanoke first developed around Crystal Spring and Evans' Mill, established by Daniel Evans at the base of Mill Mountain in the mid 1700s. This land was later purchased by the McClanahan family, which built a home at the present corner of South Jefferson and McClanahan streets in the mid 19<sup>th</sup> century (South Roanoke Neighborhood Plan: 5). With plans to construct the junction of the Shenandoah Valley Railway and the Virginia and Tennessee Railroad and the location of the headquarters of a new Norfolk & Western Railway in what was then Big Lick,, the town experienced tremendous growth in the last two decades of the 19<sup>th</sup> century.

With the population and building boom, the Crystal Spring Land Company formed in 1889 and purchased 1,100 acres of the McClanahan land to develop (Barnes: 186). In 1890 they received a charter to operate a horse-drawn street car to access these holdings south of the river. An iron bridge was constructed over the Roanoke River at South Jefferson Street to access this land. The Roanoke Water and Gas Company formed and purchased Mill Mountain and Crystal Spring in 1891. Development of the area, however, was slow to start. The Virginia College for Girls opened on ten acres at 8<sup>th</sup> Avenue (29<sup>th</sup> Street) and Richelieu Avenue in 1893. In the 1890s, there were only four houses built in the neighborhood, all of which were located near the college (Barnes: 211). In 1905 the Crystal Spring Land Company made a drive to sell lots. Lots were priced between \$400 and \$600 with "few takers" (Barnes:411). Although slow to start, the drive must have been somewhat successful as the newspaper reported nearly 500 new homes being built in the oulying suburbs of South Roanoke, Wasena, Virginia Heights, and Raleigh Court in the year 1913 (Barnes: 503). It was during this period that Robert F. and Mamie Boxley purchased the property at the corner of 5<sup>th</sup> and Virginia avenues. The house was constructed by Boxley in the Victorian style that was popular at that time in Roanoke. The house featured a front entrance facing 5<sup>th</sup> Avenue, a corner turret and a wraparound porch.

By 1915 the City of Roanoke annexed South Roanoke. Following annexation, South Roanoke experienced its greatest building boom with the residents agreeing in 1920 to purchase bonds for improvements to the Jeffeson Street bridge and the roads along McClanahan and up Avenham Avenue (Barnes: 581). The 1919 Sanborn Fire Insurance map of shows increased development of area, however, most of the lots are much smaller than the earlier lots and the majority of the houses are either frame or brick veneer. The Boxley-Sprinkle House is one of only about ten brick houses shown. The Sands farm (one of the original four houses in the area) was purchased and subdivided for development in 1922-1923. Of this development, the newspaper reported "this section of Roanoke grew rapidly into a most selective residential section and most of the affluent in Roanoke

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sold their old homes and rebuilt in the new popular section. From this year on, the gorgeous homes in South Roanoke increased in size, beauty and attractiveness" (Barnes: 611). The City also made infrastructure investments in the neighborhood with the construction of a new elementary school in 1924 and the Firehouse No. 8 in 1929

Robert F. Boxley died in 1919 at the early age of 45 and his wife Mamie sold the house to Edgar T. Sprinkle, a farmer from Groseclose, Virginia (Roanoke City Deed Book 323:3665). Sprinkle lived in the house with his wife, Ollie, and two daughters, Blanche and Vivian until his death in 1934. It may have been during the period that the daughters owned the house that it was remodeled as the address changes from 5th and Virginia avenues to 515 Virginia Avenue. Building permits indicate that an addition valued at \$500 was made in 1939. This was also the period in which South Roanoke experienced such a building boom with affluent citizens building the most attractive homes in the latest styles (Barnes: 677). Although oral history attributes the two entrances and division of the house into an upstairs and downstairs units to a quarrel between the two sisters, city directories indicate that after inheriting the property from their father, the Sprinkle sisters took in a tenant regularly. After Vivien Sprinkle's death in 1947, extensive work was done on the house again as indicated by a 1948 building permit for repairs totaling \$4000 granted to her estate. It is most likely that this remodeling resulted in the current Colonial-Revival design as a response to the fashion trends resulting from the restoration of Colonial Williamsburg. In 1948 Virginia Avenue was changed to Crystal Spring Avenue. After Vivian Sprinkle's death, Blanche continued to live in the house and rent quarters to a tenant. Upon her death in 1957, the Colonial American National Bank, executor of her estate, sold the house to Dr. Edgar N. Weaver in 1958 (Deed Book 1027:289). The Weaver family lived in the house until 1983. The Boxley-Sprinkle House stands today as one of the earliest houses built in the Crystal Spring subdivision and reflects the development of the neighborhood and the changing architectural tastes during the second half of the 20<sup>th</sup> century.

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9. Bibliography:

Barnes, Raymond, *A History of the City of Roanoke*, Radford, Virginia: Commonwealth Press Inc., 1968.

Jack, George S. and E.B. Jacobs, *History of Roanoke County; History of Roanoke City; and History of the Norfolk & Western Railway*, Roanoke, Virginia: Stone Printing and Manufacturing Co., 1912.

Roanoke City Building Permits Index.

Roanoke City Deed Books.

Roanoke City Department of Planning and Community Development, "South Roanoke Neighborhood Plan," undated.

Roanoke City Directories, 1890-1958.

Roanoke City Will Books.

Roanoke County Deed Books.

Sanborn Fire Insurance Maps.

Wells, John E. and Robert E. Dalton, *The Virginia Architects: 1835-1955: A Biographical Dictionary*, Richmond, Virginia: New South Architectural Press, 1997.

Whitwell, W.L. and Lee W. Winborne. *The Architectural Heritage of the Roanoke Valley*. Charlottesville, Virginia: University Press of Virginia, 1982.

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10. **Geographical Data**

*Verbal Boundary Description:*

The boundary of the Boxley-Sprinkle House is shown as lots 15-20 and the east part of lots 6-10 and part of lot 5 in Block 44, tax parcels 1061402 and 1061406, delineated by a heavy solid line on the accompanying tax parcel map.

*Boundary Justification:*

The boundary of the property encompasses the entire acreage historically associated with the property.

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Section Photographs Page 9

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All photographs are of:

Property Name: Boxley-Sprinkle House  
Location: 2611 Crystal Spring Avenue  
Roanoke, Virginia  
VDHR File #: 128-5978  
Photographer: Alison S. Blanton  
Date: January 2004  
Negative #: 21335

1. Boxley-Sprinkle House, looking southwest from 26<sup>th</sup> Street & Crystal Spring
2. Boxley-Sprinkle House, front
3. Boxley-Sprinkle House, looking southwest
4. Boxley-Sprinkle House, side entrance facing 26<sup>th</sup> Street
5. Boxley-Sprinkle House, looking southeast from tennis court
6. Boxley-Sprinkle House, rear
7. Boxley-Sprinkle House, south side porch
8. Boxley-Sprinkle House, looking north
9. Boxley-Sprinkle House, 26<sup>th</sup> Street side entrance
10. Boxley-Sprinkle House, interior, entrance foyer
11. Boxley-Sprinkle House, interior, entrance foyer
12. Boxley-Sprinkle House, interior, living room
13. Boxley-Sprinkle House, interior, library
14. Boxley-Sprinkle House, interior, interior, library
15. Boxley-Sprinkle House, interior, dining room
16. Boxley-Sprinkle House, interior, kitchen
17. Boxley-Sprinkle House, interior, staircase
18. Boxley-Sprinkle House, garage

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Section Property Owners Page 10

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Property Owner:

Mr. and Mrs. J. Fletcher Smoak  
2611 Crystal Spring Avenue, SW  
Roanoke, VA 24014

Adjacent Property Owners:

William A. and Elizabeth Thomasson  
2621 Crystal Spring Avenue, SW  
Roanoke, VA 24014

Ronald M. and Sara Ayers  
2614 Crystal Spring Avenue, SW  
Roanoke, VA 24014

Randolph and Eileen Dickey  
2608 Rosalind Avenue, SW  
Roanoke, VA 24014

Neil W. Birkhoff  
PO Box 14125  
Roanoke, VA 24035

Jeffrey B. & Jacqueline Luckette  
2616 Rosalind Avenue, SW  
Roanoke, VA 24014

Kereen R. Mollenbach  
2608 Crystal Spring Avenue, SW  
Roanoke, VA 24014

David C. and Ann Blair Miller  
2530 Crystal Spring Avenue, SW  
Roanoke, VA 24014

Stephen T. and Jennifer Plunkett  
2529 Crystal Spring Avenue, SW  
Roanoke, VA 24014

Richard D. Ellis Jr.  
2530 Rosalind Avenue, SW  
Roanoke, VA 24014